

**Staff
Summary
Report**



**To: Mayor & City Council
Through: City Manager**

**Agenda Item Number 13
Meeting Date 07/26/01**

SUBJECT: ORDINANCE FOR INTRODUCTION

PREPARED BY: LARRY SCHMALZ, MUNICIPAL PROPERTY SPECIALIST (x8202)

REVIEWED BY: NEIL MANN, DEPUTY PW MANAGER/CITY ENGINEER (x8250)

BRIEF: Set a public hearing for **August 9, 2001** and **September 13, 2001** to approve the sale of City owned real estate.

COMMENTS: REAL PROPERTY DISPOSITION (0902-21-01) ORDINANCE NO. 2001.27 Set a public hearing for **August 9, 2001** and **September 13, 2001** to approve the sale of five industrial lots within the Tempe Commerce Center located at the corner of Ash Ave. and Gemini Dr.

Document Name: (20010726PWDR03) Supporting Documents: Yes

SUMMARY: The City of Tempe acquired a total of nine industrial lots in the Tempe Commerce Center for the construction of a water facility, which was later constructed at its current location at Kyrene Road and Guadalupe Road. The City sold four of the lots in 1997. The five remaining lots consist of approximately 196,000 square feet. The remaining lots were advertised for sale in the newspaper and a mass mailing to real estate brokers and individuals that expressed an interest in acquiring the property. A minimum asking price of \$6.50 per square foot was required based on an old appraisal and the current market conditions. The highest offer to purchase the property was \$6.52 per square foot. The City will gross approximately \$1,277,920.00 subject to a square footage adjustment based on a survey to be preformed, the purchasing broker's commission, and the City's share of normal closing costs.

RECOMMENDATION:

That the City Council hold a public hearing and adopt Ordinance No. 2001.27 and authorize the Mayor to execute any necessary documents.

Approved by: Howard C. Hargis Public Works Manager

ORDINANCE NO. 2001.27

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY
OF TEMPE, ARIZONA, APPROVING THE SALE OF REAL
ESTATE LOCATED AT THE NORTH EAST CORNER OF
ASH AVENUE AND GEMINI DRIVE.**

WHEREAS, it has been determined that the City of Tempe owns certain real estate described herein, and,

WHEREAS, it has been determined that the City of Tempe is no longer requires said real estate for purpose that it was acquired, and

WHEREAS, it would appear to be in the best interest of the City of Tempe to sell said real estate described herein under the terms and conditions as contained in the purchase contract on file with the City Clerks office entitled STANDARD OFFER, AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION I. That the City of Tempe does hereby approve the sale of real estate as delineated on Exhibits "A" and "A-1" attached hereto.

SECTION II. That the sale is subject to the successful close of escrow as set forth in the purchase contract on file with the Clerk of the City of Tempe entitled STANDARD OFFER, AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE, dated May 21, 2001, by and between Verizon Wireless (VAW) LLC dba Verizon Wireless as buyer, and City of Tempe as seller.

SECTION II. That the Mayor is hereby authorized to execute any documents that may be necessary to carry out the provisions of this ordinance.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE,

ARIZONA this _____ day of _____, 2001.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

Tempe Commerce Center Lots for Sale:

Lot #33, Tempe Commerce Center, A Subdivision of a portion of the Southwest Quarter of Section 3, Township 1 South, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona as Recorded in Book 231 of Maps, Page 25, Office of the Maricopa County Recorder. Consisting of Approximately 41,128.57 square feet more or less. Assessors Parcel # 301-821-55

Lot #34, Tempe Commerce Center, A Subdivision of a portion of the Southwest Quarter of Section 3, Township 1 South, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona as Recorded in Book 231 of Maps, Page 25, Office of the Maricopa County Recorder. Consisting of Approximately 38,750.00 square feet more or less.
Assessors Parcel # 301-821-56

Lot #35, Tempe Commerce Center, A Subdivision of a portion of the Southwest Quarter of Section 3, Township 1 South, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona as Recorded in Book 231 of Maps, Page 25, Office of the Maricopa County Recorder. Consisting of Approximately 38,750.00 square feet more or less.
Assessors Parcel # 301-821-57

Lot #36, Tempe Commerce Center, A Subdivision of a portion of the Southwest Quarter of Section 3, Township 1 South, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona as Recorded in Book 231 of Maps, Page 25, Office of the Maricopa County Recorder. Consisting of Approximately 38,750.00 square feet more or less.
Assessors Parcel # 301-821-58

Lot #37, Tempe Commerce Center, A Subdivision of a portion of the Southwest Quarter of Section 3, Township 1 South, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona as Recorded in Book 231 of Maps, Page 25, Office of the Maricopa County Recorder. Consisting of Approximately 38,570.05 square feet more or less.
Assessors Parcel # 301-821-59

TEMPE COMMERCE CENTER

A SUBDIVISION OF S. PORTION OF THE SW 1/4 OF SECTION 3 T.13. R.4E. G&SR.B.4M. IN MARICOPA COUNTY, ARIZONA

SCALE: 1"=100'

KIMAN'S PARK & WESTERN AVE

WARRANTY DEED TO S. R. D. 10195 P. 250-251 A.C.R. This Deed Applies Only to S. 10 Ship

N. 00° 01' 24" E. S. 64.55' TO CENTER SEC. 5 CON THIS SUBD.

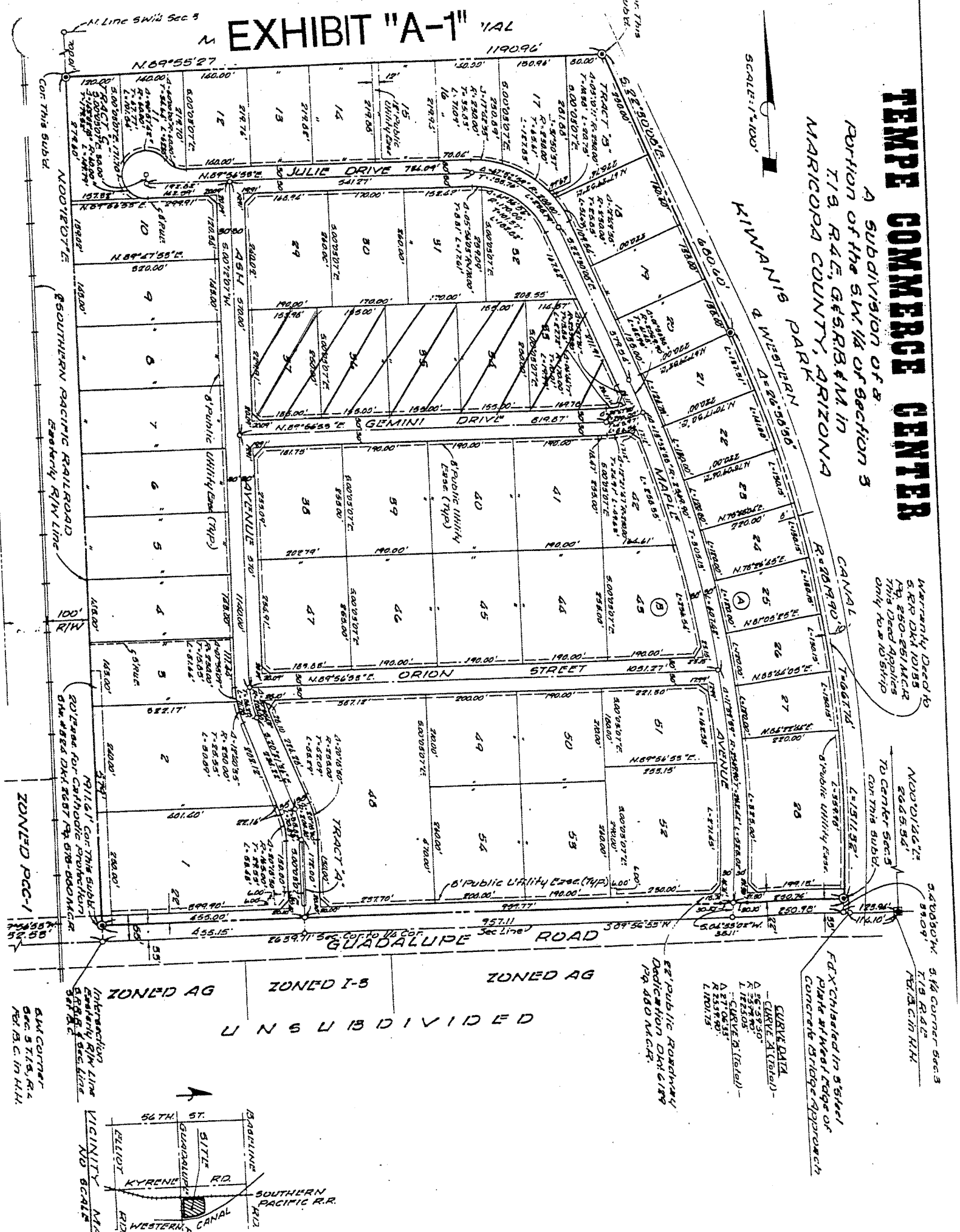
S. 60° 30' W. S. 1/4 CORNER SEC. 3 T.13. R.4E. P. 251.3 IN H.H.

FDX Channel in 5' Steel Plate w/ West Edge of Concrete Bridge Approach

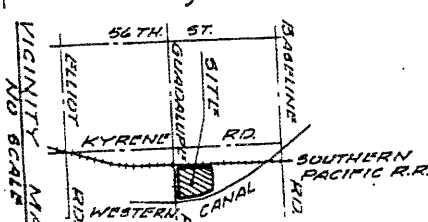
CURVE DATA - CURVE A (Tied) - Δ 56° 53' 30" L 153.94' - CURVE B (Tied) - Δ 21° 19' 40" L 120.13'

22' Public Roadway Dedication Dated 6/8/89 P. 460 N.A.C.R.

EXHIBIT "A-1"



UNSUBDIVIDED



SW CORNER SEC. 3 T.13. R.4E. P. 251.3 IN H.H.

Interaction Line Eastern R/W Line Section 5 Sec. 3

VICINITY MAP NO SCALE